

# Mt. Comfort Logistics Center Building V

**753,052 SF AVAILABLE NOW**

**EXPANDABLE UP TO 2,100,000 SF**

2709 N 400 W, Greenfield, IN 46140

Located in 400-acre, Class A industrial park with I-70 visibility

**AMBROSE**

**Colliers**

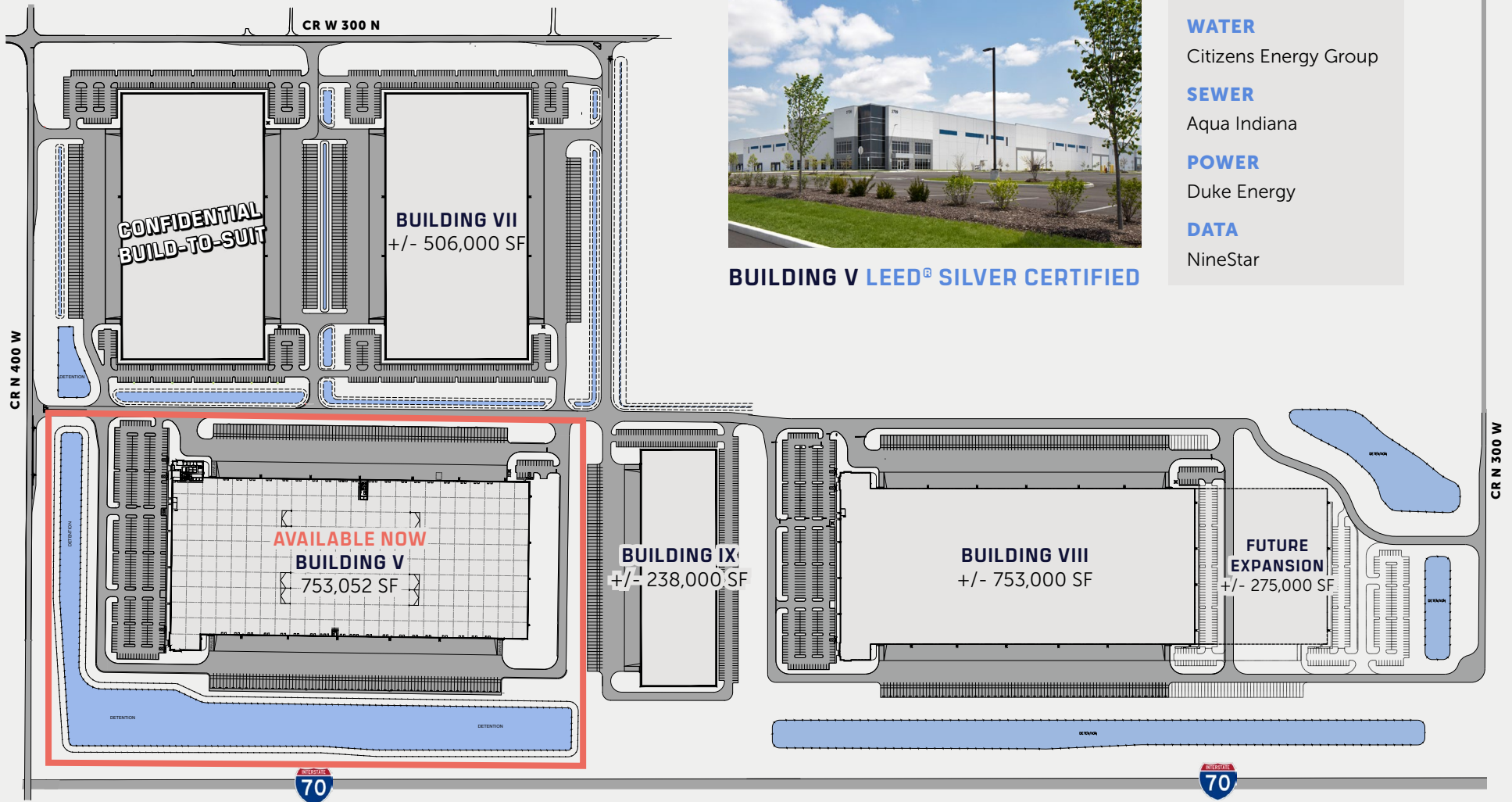
BUILDING V: 54.63 acres

BUILDING VI: +/- 29 acres

BUILDING VII: +/- 25 acres

BUILDING VIII: +/- 79 acres

BUILDING IX: +/- 20 acres





## BUILDING V SITE PLAN 54.63 ACRES



2709 N 400 W, GREENFIELD, IN 46140



350,000 SF min. divisibility



7,600 SF office space



40' clear height



429 auto parking



177 trailer parking



3 drive-in doors



76 docks



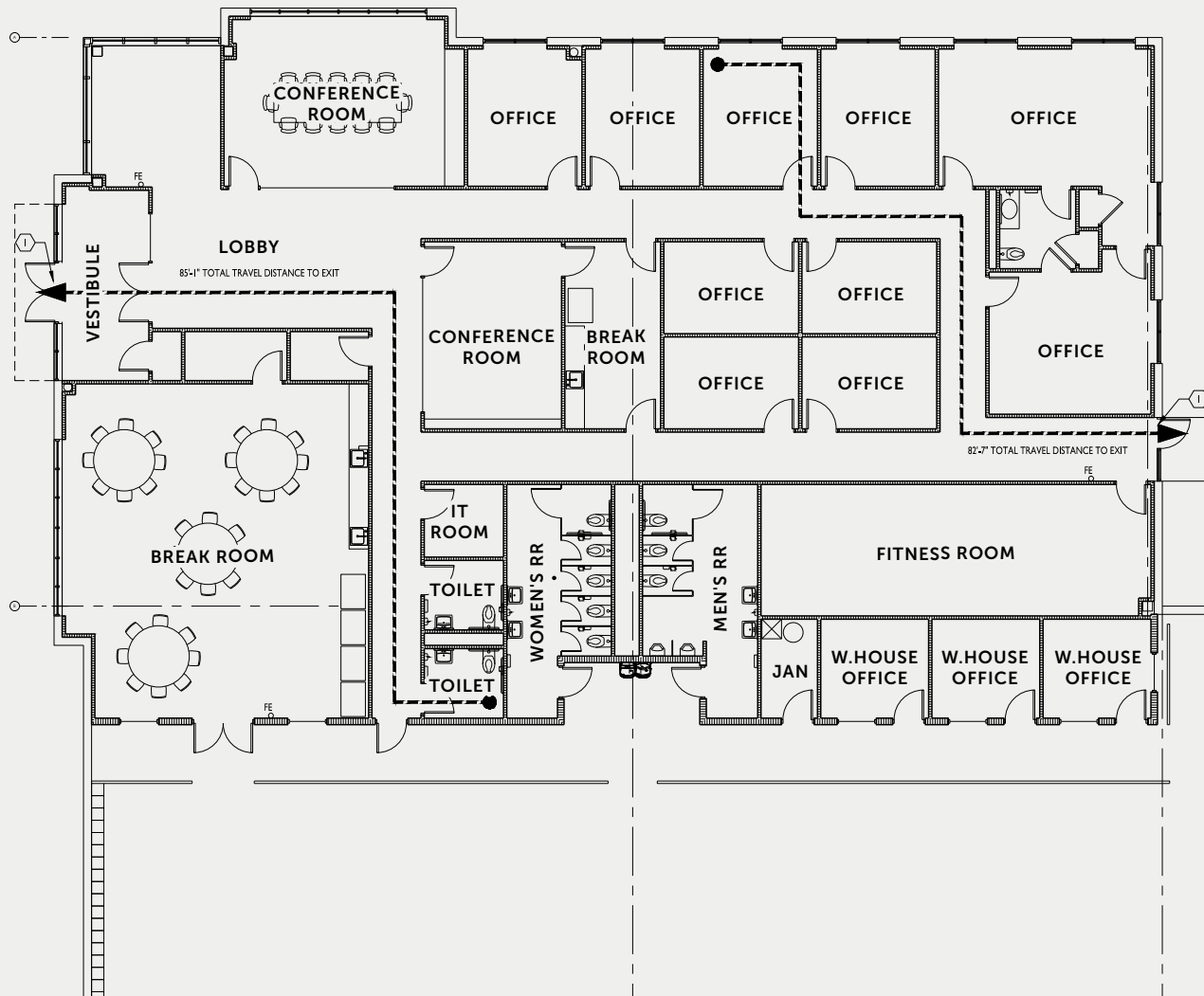
8" thick unreinforced slab



Two 1,600-amp services

**AVAILABLE NOW**  
for immediate fixturing

**LEED® SILVER CERTIFIED**



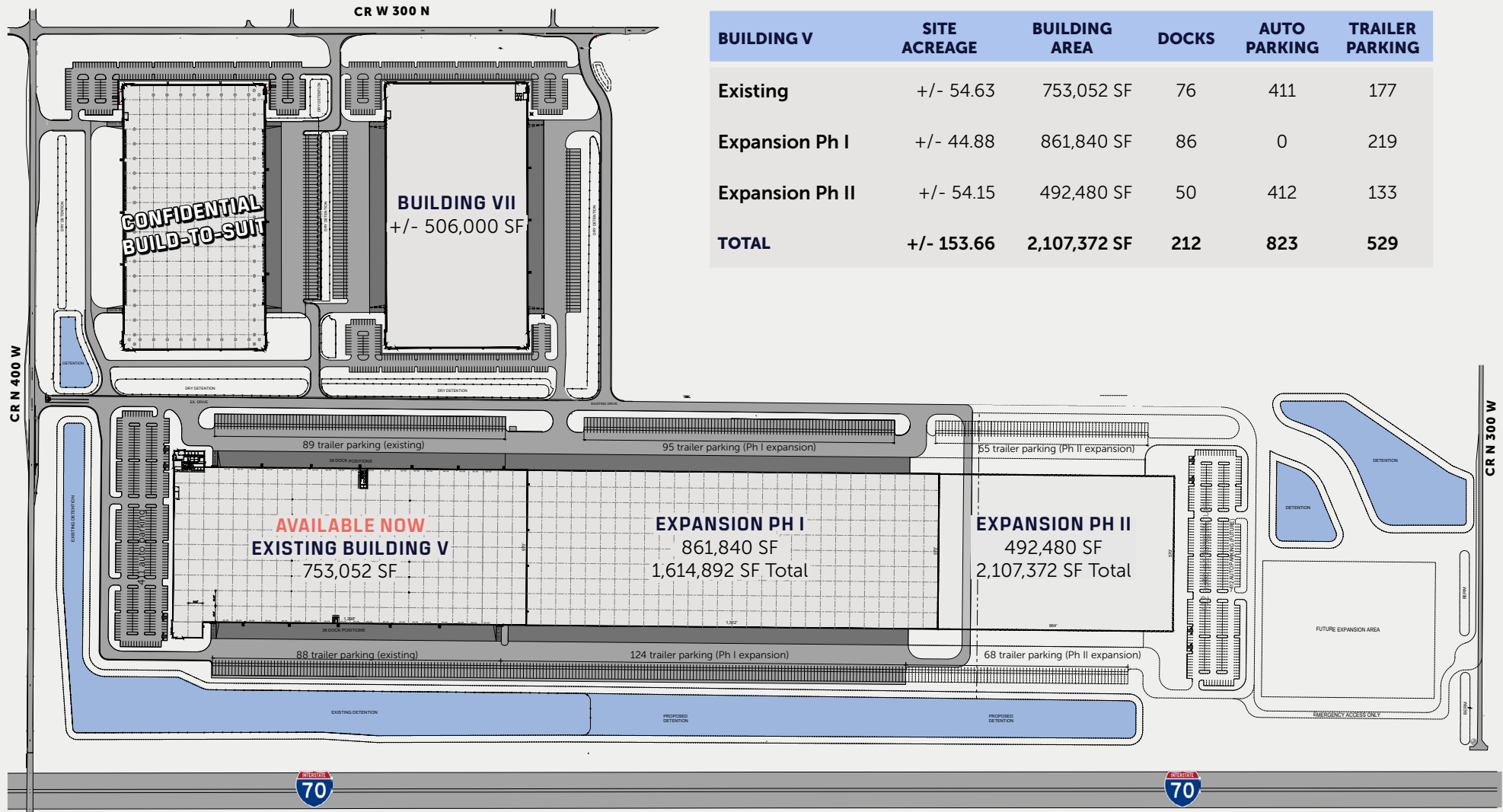
**7,600 SF**

main building office area in  
northwest corner



## BUILDING V EXISTING BUILDING DESCRIPTION

<b>Location:</b>	Greenfield, IN	<b>Dock Equipment:</b>	76 positions incl. dock seals, bumpers and 7' x 8', 40,000 lb. mech. dock levelers. 20 dock positions are equipped with truck restraints.
<b>Site Acreage:</b>	+/- 54.63 AC	<b>Roofing:</b>	Mechanically attached .45 mil TPO with R-20 insulation
<b>Square Footage:</b>	+/- 753,052 GSF	<b>Fire Protection:</b>	ESFR for protection of Class I-IV Commodities, K25 Heads
<b>LEED:</b>	LEED Silver Certified	<b>Plumbing:</b>	Three (3) each sanitary lateral connection points along the North side capable of reaching all corners of the building. Inverts are ~10.5' below finished floor. A 3" CPVC water main service extending from the pump room down center of the building.
<b>Building Dimensions:</b>	570' x 1,298'	<b>HVAC:</b>	Heat Only (10 each) indirect gas-fired air/energy rotation (rack) units, Pump Room unit heater and exhaust / transfer grille, Two (2) make-up air units, 5lb gas service. (6) HVLS fans are installed in the warehouse.
<b>Bay Sizes:</b>	56' 3" x 54' (typical), 54' x 60' (dock bay), west end bay 56'-0" wide	<b>Electrical Service:</b>	Two (2) 1,600 amp services (Expandable) with one service at the West side of the building (near pump room) and one near the East side
<b>Clear Height:</b>	40' Clear AFF (occurring 6" inside of dock bay, 49' max deck height)	<b>Lighting:</b>	Linear LED High Bay, 30fc at all open areas. Exterior 0.5fc (avg) at truck courts and 1fc (average) at auto parking fields
<b>Auto Parking:</b>	429 spaces	<b>Main Office:</b>	Approximately 7,600 SF main office space including conference space, private offices, executive office suite, breakroom space, restrooms, open office area and a fitness center.
<b>Trailer Storage:</b>	89 stalls in north lot, 88 stalls in south lot (177 total trailer parking spaces)	<b>Warehouse Office:</b>	Separate shipping and receiving office spaces (approx. 2,100 SF) with restrooms in the center of each dock wall.
<b>Truck Court:</b>	+/- 140' total depth; 60' heavy duty concrete apron, 80' heavy duty asphalt	<b>Food Grade Improvements:</b>	All warehouse floor joints are caulked. A white 18" pest stripe is included at the warehouse perimeter. Brush seals are installed at all dock equipment and perimeter doors.
<b>Exterior Walls:</b>	Load Bearing Insulated Precast Concrete Wall Panels (12' wide, R12, 10" thick)		
<b>Structural Steel:</b>	Primed grey open-web Joists / girders, 1.5B 22-gauge galvanized (white bottom) decking, tube steel columns		
<b>Dock Doors:</b>	(76), 9' x 10' manual overhead doors with standard duty (10k cycle) springs		
<b>Drive-In Doors:</b>	Three (3), 14' x 16' drive-in doors w/electric motor operators, 14' wide heavy duty concrete ramp		



BUILDING V	SITE ACREAGE	BUILDING AREA	DOCKS	AUTO PARKING	TRAILER PARKING
Existing	+/- 54.63	753,052 SF	76	411	177
Expansion Ph I	+/- 44.88	861,840 SF	86	0	219
Expansion Ph II	+/- 54.15	492,480 SF	50	412	133
<b>TOTAL</b>	<b>+/- 153.66</b>	<b>2,107,372 SF</b>	<b>212</b>	<b>823</b>	<b>529</b>

## A

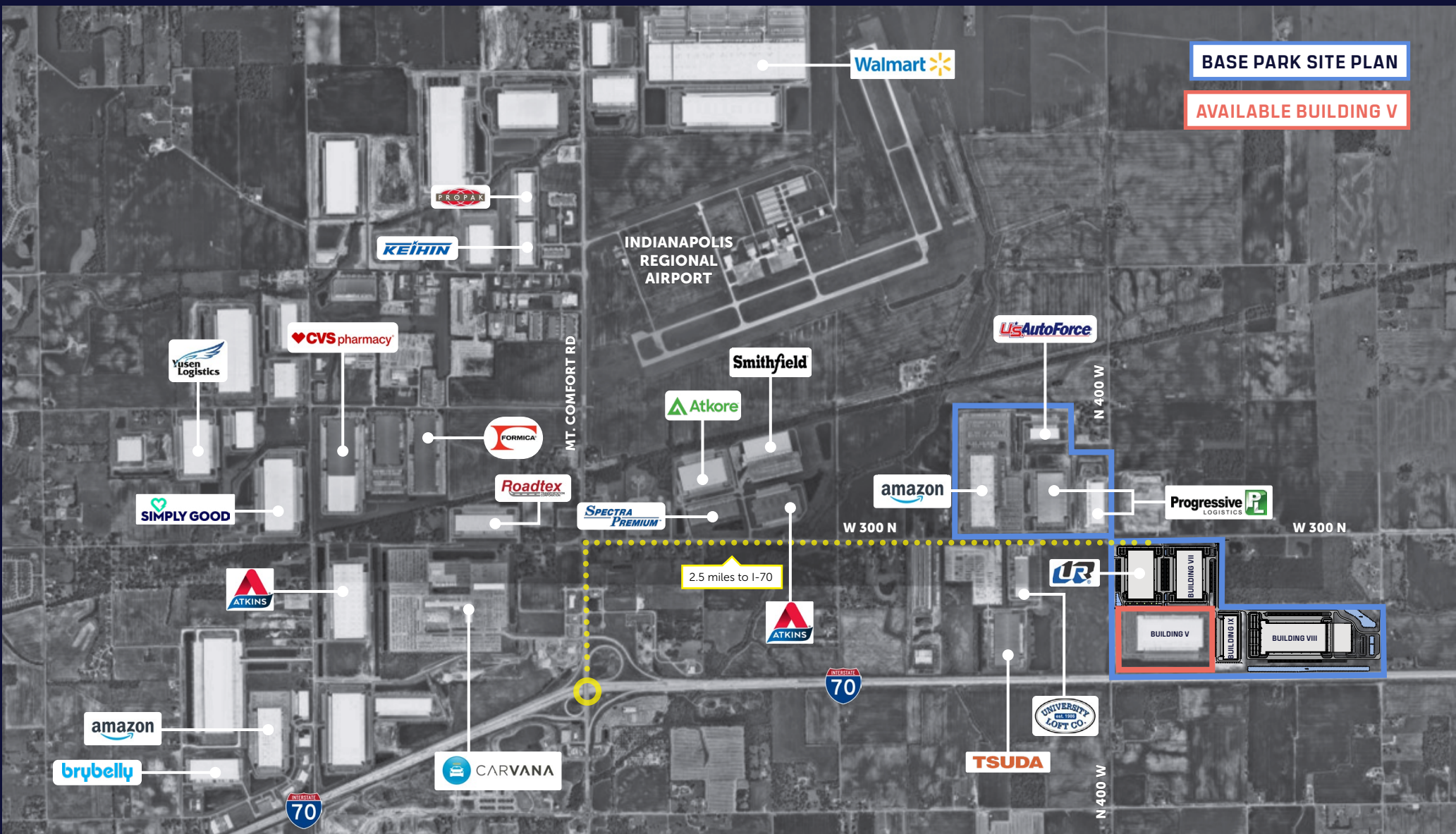
## ACCESS &amp; LABOR

Located in the rapidly growing east submarket of Indianapolis, **Mt Comfort Logistics Center** offers **quick, easy access to I-70**, a **large surrounding labor pool** and a **ten-year tax abatement**.

- Located in Greenfield, Indiana, Hancock County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- Less than three miles to Mt. Comfort Road exit off I-70
- **High visibility and frontage** along I-70
- 10-minute drive time to I-465 via I-70
- **30-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- Strong labor market above national density for truck drivers, laborers and machinists
- **#4 Cost of Doing Business** by CNBC's America's Top States for Business, 2019
- **#8 Overall Top State Business Climate** by Site Selection Magazine, 2018

Reach **50% of U.S.** population  
in **one-day** drive





# Mt. Comfort Logistics Center

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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